138.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,025,900	/	1,025,900
USE VALUE:	1,025,900	/	1,025,900
ASSESSED:	1,025,900	/	1,025,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC KERSIE ROBERT B & NANCY C	
Owner 2:		
Owner 3:		
Street 1:	197 JASON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MC KERSIE NANCY C -
Owner 2:	-
Street 1:	197 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 7,770 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 2550 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7770.000	430,900	7,200	587,800	1,025,900
Total Card	0.178	430,900	7,200	587,800	1,025,900
Total Parcel	0.178	430,900	7,200	587,800	1,025,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.31 | /Parcel: 402.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	88256
GIS Ref	
GIS Ref	
Insp Date	11/10/17

!10647!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,800	7200	7,770.	587,800	1,025,800	1,025,800	Year End Roll	12/18/2019
2019	101	FV	341,700	7200	7,770.	620,400	969,300	969,300	Year End Roll	1/3/2019
2018	101	FV	340,900	7200	7,770.	457,200	805,300	805,300	Year End Roll	12/20/2017
2017	101	FV	340,900	7200	7,770.	437,600	785,700	785,700	Year End Roll	1/3/2017
2016	101	FV	340,900	7200	7,770.	404,900	753,000	753,000	Year End	1/4/2016
2015	101	FV	332,800	7200	7,770.	339,600	679,600	679,600	Year End Roll	12/11/2014
2014	101	FV	332,800	7200	7,770.	331,800	671,800	671,800	Year End Roll	12/16/2013
2013	101	FV	332,800	7200	7,770.	316,100	656,100	656,100		12/13/2012

PRINT

Date	Time
12/11/20	00:55:59

LAST REV

Date	Time
01/25/18	11:25:15

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10647

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KERSIE NANCY	67782-358		8/10/2016	Convenience	1	No	No		
MCKERSIE NANCY	22267-297		8/4/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/1994	647		50,000					13X15 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
11/2/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88256
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7770		Sq. Ft.	Site		0	90.	0.84	10									587,790						587,800	

Total AC/HA:	0.17837	Total SF/SM:	7770	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	587,790	Spl Credit		Total:	587,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17238808
Const Adj.:	1.01858842
Adj $ / SQ:	149.273
Other Features:	103695
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	585508
Depreciation:	154574
Depreciated Total:	430934

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

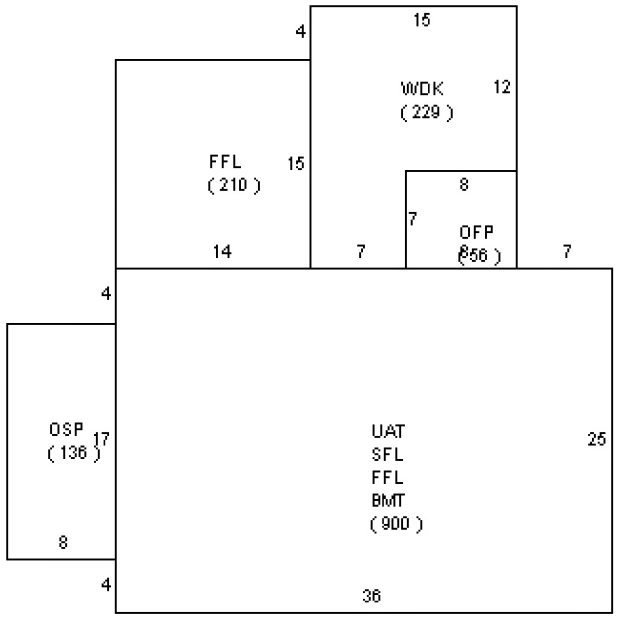
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.62
Special Features:	0	Val/Su Net:	121.18
Final Total:	430900	Val/Su SzAd	214.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,110	149.270	165,693
BMT	Basement	900	59.340	53,402
SFL	Second Floor	900	149.270	134,345
WDK	Deck	229	10.560	2,418
UAT	Upper Attic	225	77.620	17,465
OSP	Screen Porch	136	32.080	4,363
OFP	Open Porch	56	44.820	2,510
	Net Sketched Area:	3,556	Total:	380,196
Size Ad	2010	Gross Are	4231	FinArea 2550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	G	GD	1937	26.97	T	30	101			7,200			7,200

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200